

# Open House

March 6, 2013

Charities Housing  
MidPen Housing Corporation



# Agenda

2

- 1. HISTORY**
- 2. INTRODUCTION**
- 3. COMMUNITY NEED**
- 4. PROPOSED PROJECT**
- 5. RESPONDING TO COMMUNITY FEEDBACK**
- 6. NEXT STEPS**
- 7. BREAKOUT SESSIONS & QUESTIONS**

## Developers

### **Charities Housing**

1400 Parkmoor Avenue, Suite 190  
San Jose, CA 95126

Kathy Robinson  
Director of Housing Development  
[krobinson@charitieshousing.org](mailto:krobinson@charitieshousing.org)

### **MidPen Housing**

303 Vintage Park Drive, Suite 250  
Foster City, CA 94404

Jan Lindenthal  
VP of Real Estate Development  
[jlindenthal@midpen-housing.org](mailto:jlindenthal@midpen-housing.org)

## Architects

### **Studio E Architects**

2258 First Avenue  
San Diego, CA 92101

John Sheehan  
Principal Architect  
[jsheehan@studioearchitects.com](mailto:jsheehan@studioearchitects.com)

### **David Baker + Partners**

461 Second Street Loft c127  
San Francisco, CA 94107

Daniel Simons  
Principal Architect  
[danielsimons@dbarchitect.com](mailto:danielsimons@dbarchitect.com)

## **City of Sunnyvale**

Hanson Hom, Director, Community Development

Ernie Defrenchi, Affordable Housing Manager, Community Development

Shaunn Mendrin, Senior Planner, Community Development

Jeff Plecque, Lieutenant, Public Safety

Scott Morton, Superintendent of Parks

## **County of Santa Clara**

Bob Dolci, Homeless Concerns Coordinator

## **EHC LifeBuilders**

Hilary Baroga, Director of Programs

## **Downtown Streets Team**

Chris Richardson, Program Director

## **Sunnyvale School District**

Dr. Benjamin H. Picard, Superintendent of Schools

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5

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## Use Of the Former Armory Building as Cold Weather Shelter

6

- The city-owned site was leased by the National Guard Armory until June of 2011
- EHC LifeBuilders has operated a shelter for many years during the winter months (Thanksgiving to end of March)
- Transition in funding for homeless housing
- Recognition of need to have life-saving shelter during the winter months
- Need for a collaborative solution between EHC LifeBuilders, County, and City partners. Regional efforts required:
  - Rotating shelters in churches
  - Vouchers for motels
  - Different location

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7

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# Charities Housing

## Key Facts

8

- Founded in 1990 as a division of Catholic Charities in response to the devastation from the Loma Prieta Earthquake
- In 1993 formed a separate operating entity and board of directors and staff
- Has developed over 1,000 homes in 16 properties throughout Santa Clara County in the past 20 years
- Stoney Pine Villa development in Sunnyvale (230 apartments for developmentally disabled)
- Charities Housing provides on-site professional property management and resident services at all properties





# MidPen Housing

## Key Facts

9

- Founded in 1970
- Employ over 350 people and work in 10 Northern California Counties
- Developed over 6,900 homes, including 689 in Sunnyvale
- Own and manage over 5,800 units at 90 properties serving over 14,000 residents
- Invest \$4.5 million annually in resident services



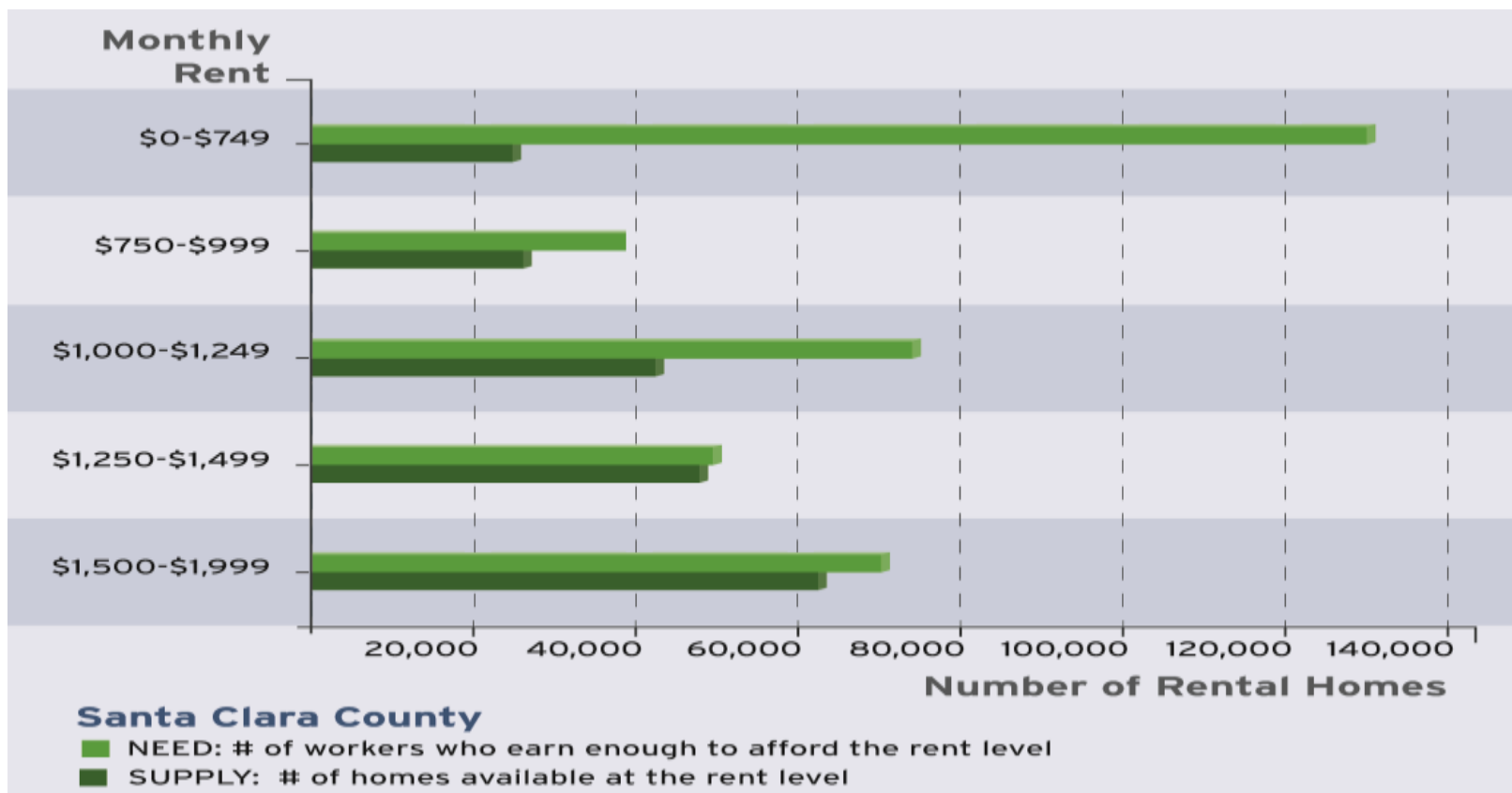
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# Rental Housing Supply vs. Demand

11

## County of Santa Clara

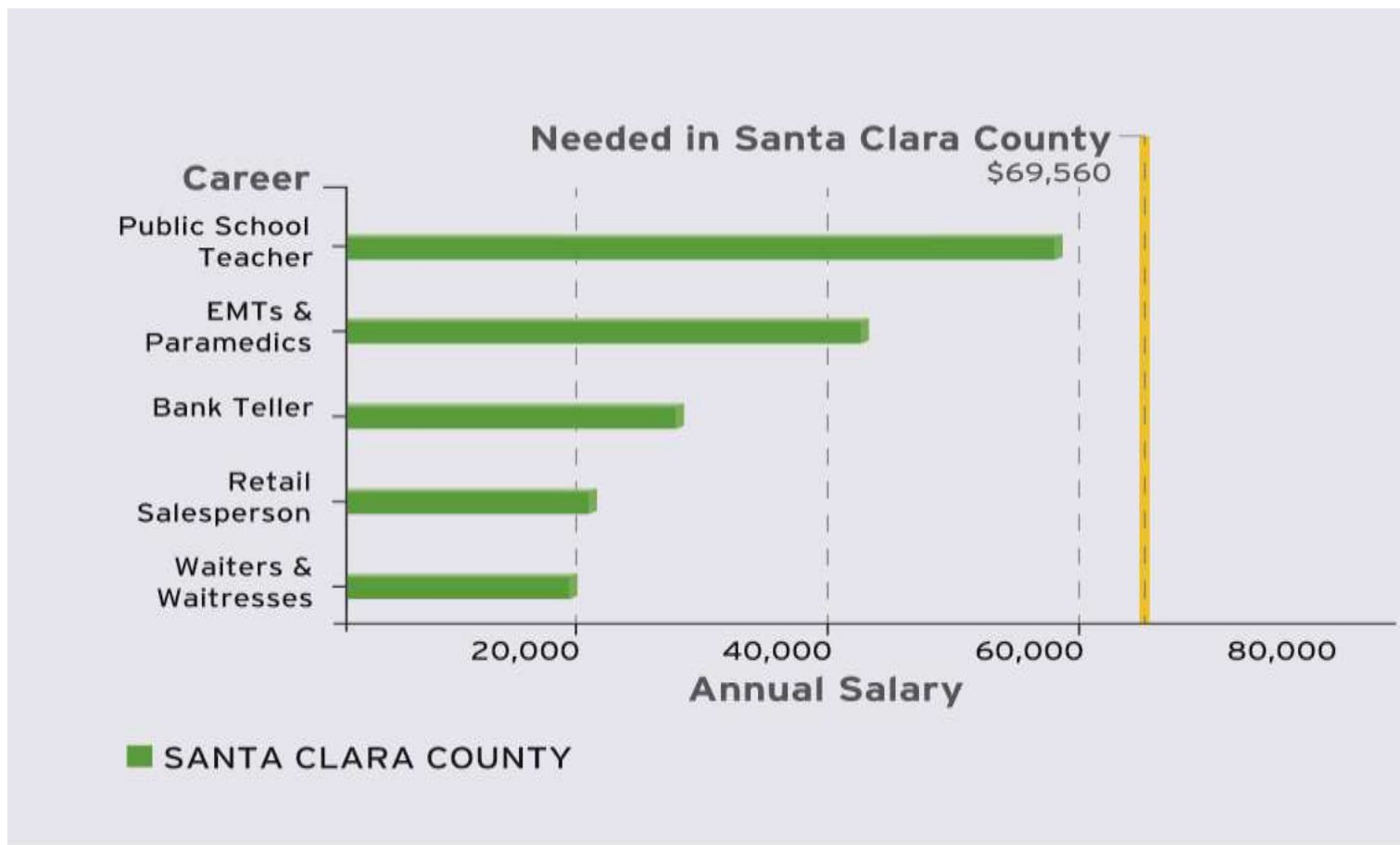


Source: 2010 American Community Survey (ACS), Quarterly Census of Employment and Wages.

# Typical Annual Salaries vs. Annual Salary Need

12

To afford the average 2-bedroom apartment in Santa Clara County



Sources: California Employment Development Department (EDD), 2010 American Community Survey (ACS), HUD.

## Projected Job Growth by Annual Salary

(2008-2018)



Sources: California Employee Development Department (EDD), Top 20 Occupation Categories based on number of job openings



## In the Sunnyvale Community

14



**Where:** Homestead Park,  
1601 Tenaka Place, Sunnyvale

**Who:** Iris Cummings-DelPrette

**Occupation:** Phlebotomist

**Family:** sole caretaker of her grandchildren  
who are both in college now

*"We never had to choose between a nice roof  
over our heads and food."*

**2,333** people on MidPen's  
waitlist for properties in Sunnyvale



Morse Court, 825 Morse Avenue, Sunnyvale

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## Proposed Project

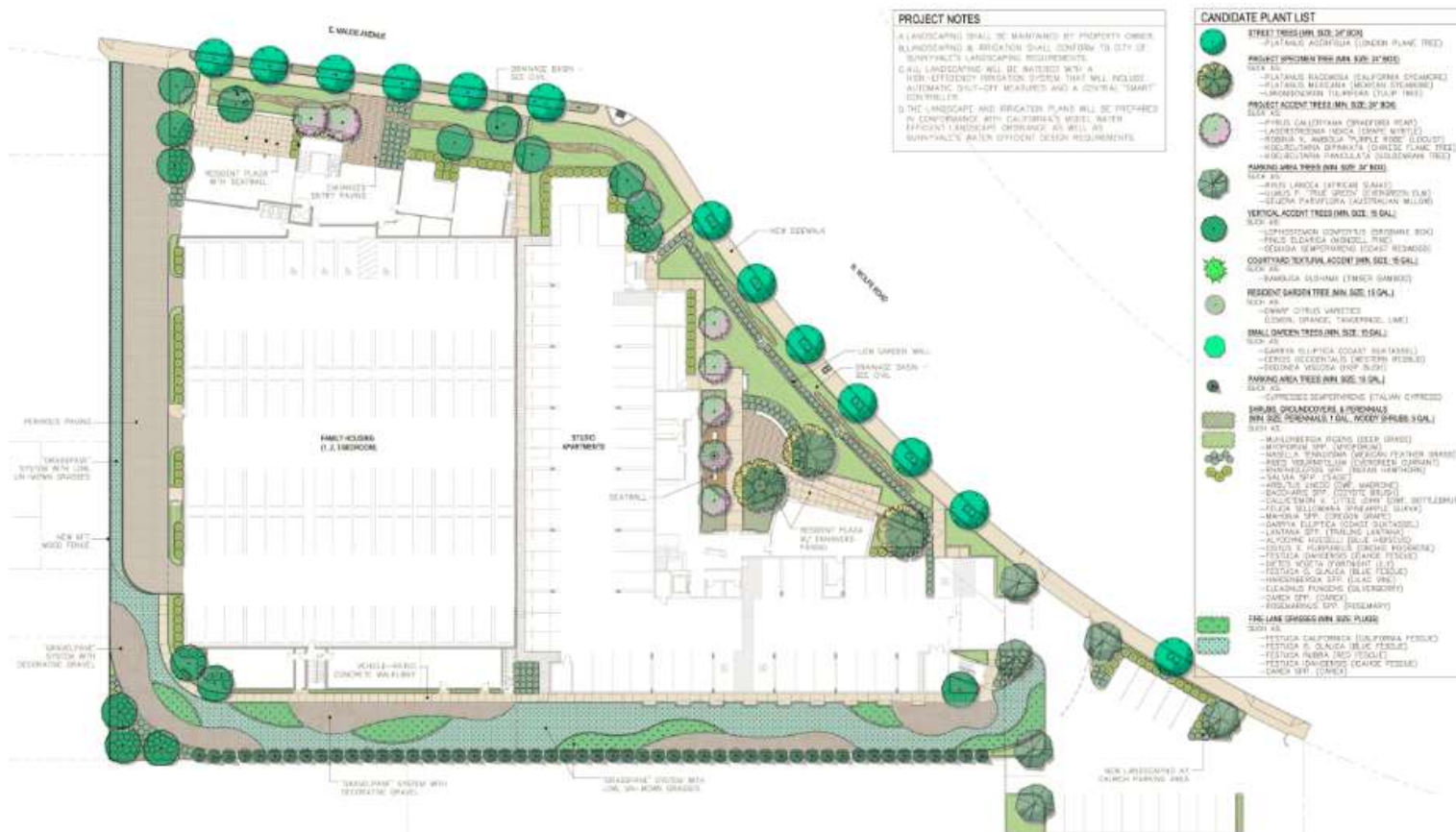
16

- 60 units of affordable studio apartments
  - 1 additional 2 bedroom manager unit
  - Managed by Charities Housing

- 60 units of affordable family housing
  - 1-3 bedrooms
  - Includes 1 manager unit
  - Managed by MidPen Housing

# Proposed Site Plan

17



## Family Housing Units

18





# Studio Housing Units

19



# Archer Studios, San Jose

20



- Studio Housing
- 42 units total / 6 special needs units
- Year Completed: 2012
- Serves those earning annual income between 15%-45% AMI
- 2012 AIA San Diego – Citation Award and 2012 MHN Excellence Award – Gold for Best New Development: Low-Income Housing



# San Antonio Place, Mountain View

21



- Studio Housing
- 120 units total / 40 special needs units
- Year Completed: 2006
- Serves service workers, couples, single parents, seniors, and other very low-income individuals with annual income \$15,000 - \$33,000 (20 to 45% AMI)
- 2007 “Best Affordable Housing- 30 DU/Acre or Less” by Western Building Industry



# Fair Oaks Plaza, Sunnyvale

22



- Senior & Supportive Housing
- 124 units total /18 special needs units
- Year completed: 2011
- Fair Oaks Plaza is a services-enriched community designed to meet the needs of its senior residents, including several formerly homeless seniors
- Readers' Choice Award Winner – Senior Housing Category, Affordable Housing Finance



# Main Street Village, Fremont

23



- Mixed-Use Family & Supportive Housing
- 64 units total / 32 special needs units
- Year completed: 2011
- Fair Oaks Plaza is a supportive housing community for individuals and families, including 50% homeless households
- The development scored 218 on Build It Green's GreenPoint-rated scale, the highest score of any multi-family project in California to date

# Moulton Plaza, Sunnyvale

24



- Family & Senior Housing
- 66 units
- Year completed: 2006
- Moulton Plaza offers townhouse and apartment units along with a variety of amenities and services to our residents



CHARITIES HOUSING



# Green Features

25

- ☐ GreenPoint Rated
- ☐ Solar Panels
- ☐ Green-label Carpets
- ☐ Water Efficient Fixtures
- ☐ Energy Star Appliances
- ☐ Low VOC Paint
- ☐ Cork & Natural Linoleum Flooring
- ☐ Engineered Lumber





# Property Management

26

- Rigorous screening of residents
- Strives to be good neighbors ensuring every community benefits surrounding neighborhood
- Keeps communities safe, beautiful, and well-maintained
- Enhances residents' lives responding to individual needs with a commitment to customer service
- 24/7 on-site management
- Manages a diverse portfolio of communities for families, seniors, and residents with special needs



# Resident Services

27

- Delivers onsite programs, education, and services
- Provides services that help residents measurably advance in all areas of their lives
- Maintains relationships with 300 service partners

## Program Areas

- Coordinated Case Management
- Adult Education
- After-school and summer programs
- Community Building
- Volunteering
- Financial Literacy
- Arts & Crafts
- Computer Learning
- Health and Wellness



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# Responding to Community Feedback

- Neighborhood Compatibility
- Sunnyvale School District

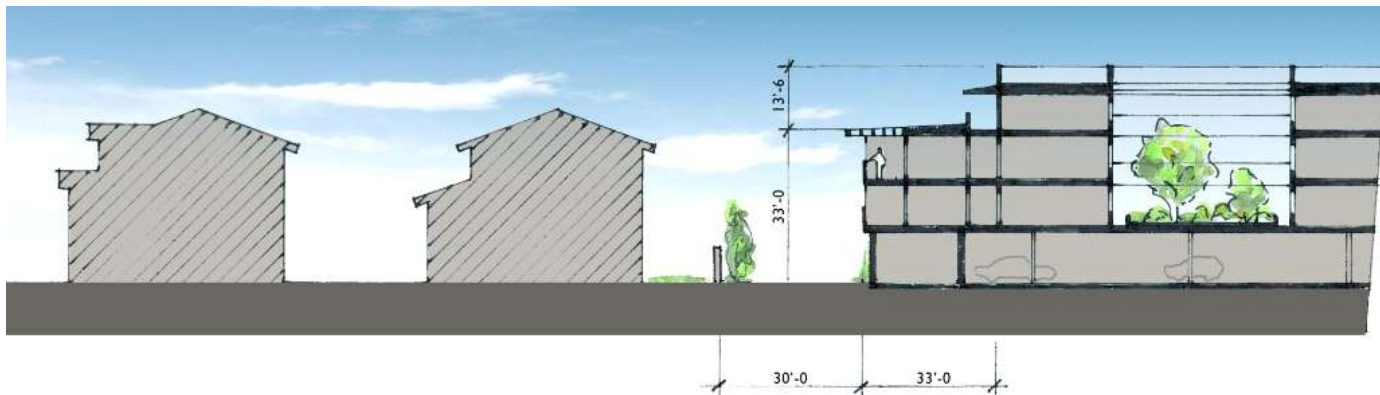
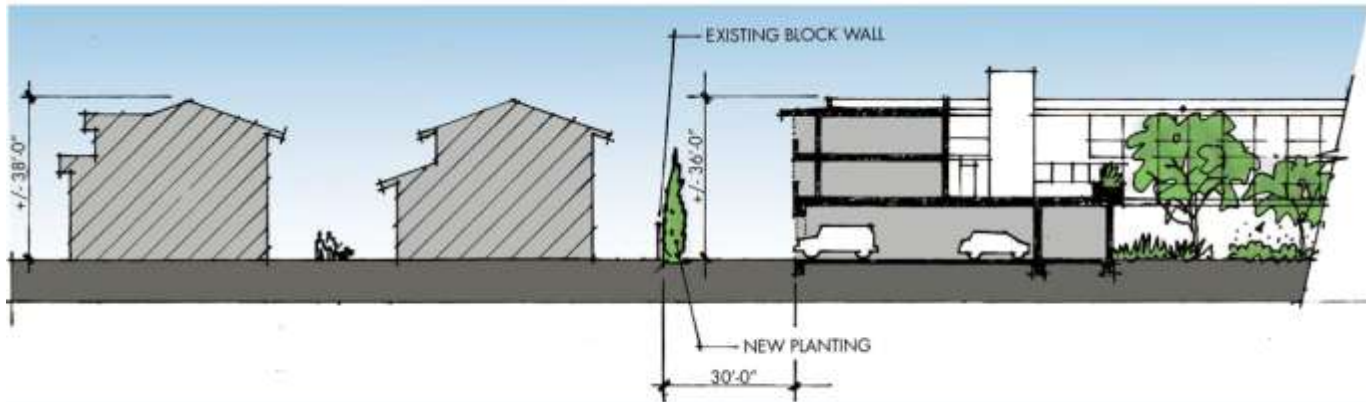


# Neighborhood Compatibility

30









# Solar Study

33



① Site Shadow 12-21 9 am  
1/8" = 1'-0"



② Site Shadow 12-21 3 pm  
1/8" = 1'-0"

## Sunnyvale School District

- Appropriate Services Available
- Capacity

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## Next Steps

**March - April 2013** – Ongoing meetings with neighbors and community leaders

**3/19/13** – City of Sunnyvale Planning Commission and City Council Joint Study Session

**4/13/13** – Developer-sponsored bus tours of properties

**4/22/13** – Planning Commission Hearing

**4/30/13** – City Council Meeting

**2013 forward** – Remain in communication with the nearby Neighborhood Associations and other community members to give updates as program and design are developed

**Spring 2014** – Break Ground



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# Thank you for your participation!

**More information available at the following booths:**

**City of Sunnyvale:**

Community Development  
Public Safety  
Parks

**Property Management/Services:**

Charities Housing  
MidPen Housing

**Design:**

David Baker + Partners  
Studio E Architects  
City of Sunnyvale Planning

**Cold Weather Shelter:**

EHC LifeBuilders  
County of Santa Clara

**Other Homeless Services:**

Downtown Streets Team

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## Architects

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